

Prime shop to let.

Nottingham, 23 Bridlesmith Gate.

NG1 2GR.



Established aspirational shopping pitch.

High average spend per customer.

Modern glass frontage and well configured unit.

Contact.

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Location.

The premises are located in the 100% prime section of Nottingham's aspirational fashion pitch on the east side of the street. Bridlesmith Gate is a pedestrianised street leading down to Nottingham's bus/ train station. Nearby occupiers include **Hugo Boss, Fred Perry, Flannels, Ted Baker, Diesel, Ecco, Waterstones, Fat Face, Kiehls, Joules, White Stuff** and **Bravissimo**.

Accommodation.

The premises comprise a well configured retail unit arranged over ground floor and basement with the following approximate NIA's:

Ground Floor	174.28 sq m	1,876 sq ft
Basement (part sales)	240.05 sq m	2,584 sq ft

Rent.

Upon application.

Business Rates.

Rateable Value £148,000

UBR (2021/22) 51.2p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 0115 8765561.

Lease Terms.

The premises are available on the basis of a new FRI lease for a minimum period of 5 years, subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band D, report available upon request.

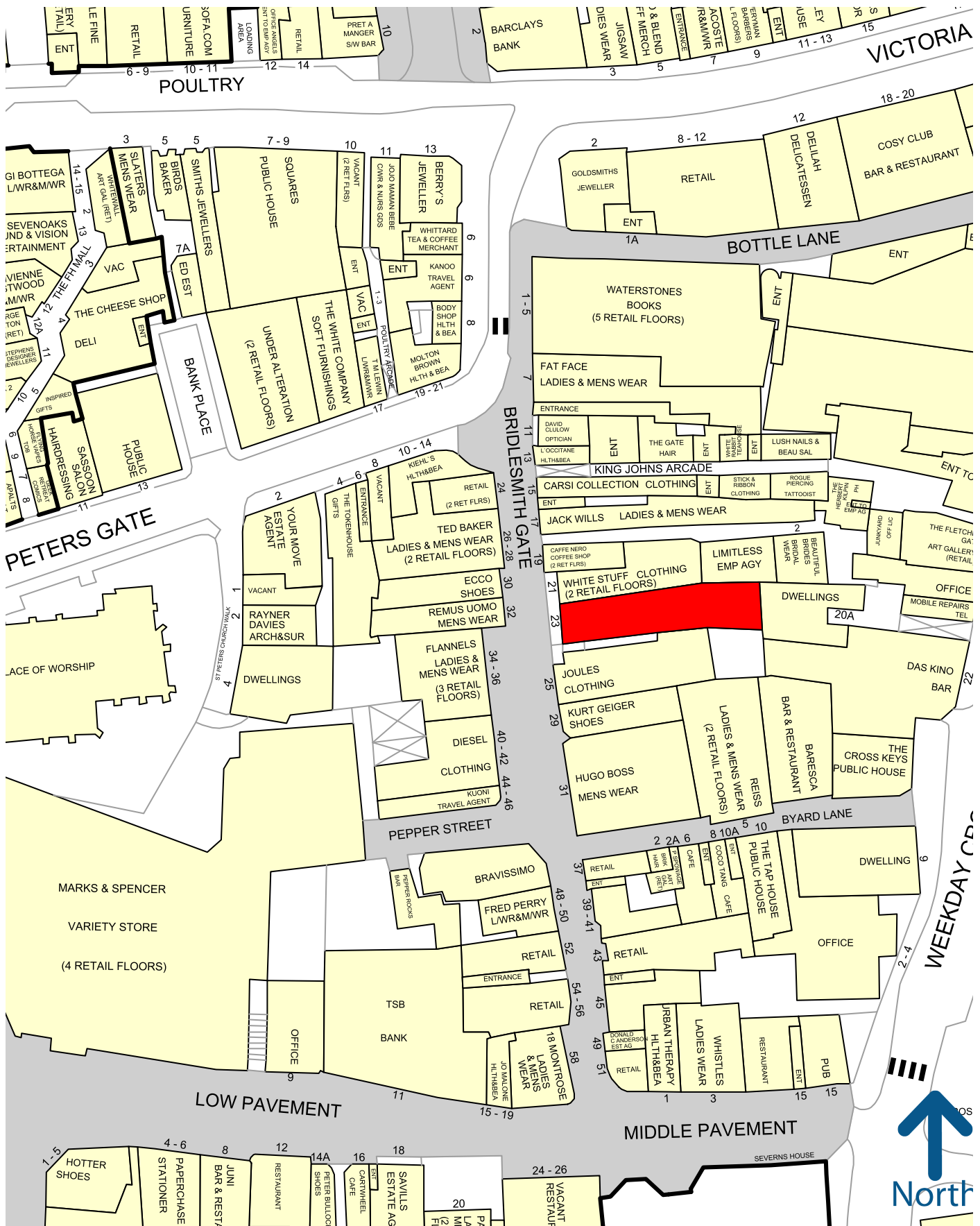
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2021

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